

033.A

0001

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

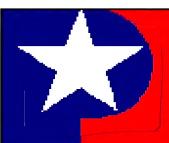
643,700 / 643,700

USE VALUE:

643,700 / 643,700

ASSESSED:

643,700 / 643,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		SILK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HELOU SAM	
Owner 2: SARKIS MAY K	
Owner 3:	
Street 1: 24 SILK ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HELOU SAM -	
Owner 2: SARKIS MAY K -	
Street 1: 24-26 SILK ST UNIT 24	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 2030 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
0	0.00
0	7737

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	643,700			643,700		271638
							GIS Ref
							GIS Ref
							Insp Date
							05/24/18

PREVIOUS ASSESSMENT								Parcel ID	033.A-0001-0024.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	643,700	0	.	.	643,700		Year end	12/23/2021
2021	102	FV	624,800	0	.	.	624,800		Year End Roll	12/10/2020
2020	102	FV	615,300	0	.	.	615,300	615,300	Year End Roll	12/18/2019
2019	102	FV	544,000	0	.	.	544,000	544,000	Year End Roll	1/3/2019
2018	102	FV	480,900	0	.	.	480,900	480,900	Year End Roll	12/20/2017
2017	102	FV	438,300	0	.	.	438,300	438,300	Year End Roll	1/3/2017
2016	102	FV	438,300	0	.	.	438,300	438,300	Year End	1/4/2016
2015	102	FV	404,900	0	.	.	404,900	404,900	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HELOU SAM	109-9		8/14/2009	Family		1	No	No			
HELOU SAM	109-10		8/14/2009	Family		1	No	No			
SABBAG ROBERT M	86-149		1/14/2005		385,000	No	No				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
5/24/2018		Measured									DGM	D Mann	
3/14/2006		External Ins									BR	B Rossignol	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 99 - Condo Conv		Full Bath: 2	Rating: Good	A Bath:	Rating:																									
Sty Ht: 1T - 1 & 3/4 Sty		3/4 Bath:	Rating:	A 3QBth:	Rating:																									
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																									
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																										
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid Desc: Line 1 # Units 1																									
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
Sec Wall:	%	A Kits:	Rating:	Other																										
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																										
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																										
Color: WHITE					Lvl 1																									
View / Desir:					Lower																									
GENERAL INFORMATION				CONDO INFORMATION			Totals RMS: 9 BRs: 4 Baths: 2 HB																							
Grade: C - Average		Location:																												
Year Blt: 1927	Eff Yr Blt:	Total Units:																												
Alt LUC:	Alt %:	Floor: M - Multi-Level																												
Jurisdict: G7	Fact: .	% Own: 55.000000000																												
Const Mod:		Name:																												
Lump Sum Adj:		DEPRECIATION			REMODELING												RES BREAKDOWN													
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL																				
Avg Ht/FL: STD		Functional:	1	9	4	Interior:																								
Prim Int Wal 2 - Plaster		Economic:																												
Sec Int Wall:	%	Special:																												
Partition: T - Typical		Override:																												
Prim Floors: 3 - Hardwood		Total: 18.6 %																												
Sec Floors:	%	CALC SUMMARY			COMPARABLE SALES												SUB AREA													
Bsmt Flr: 12 - Concrete		Basic \$ / SQ: 305.00	Rate	Parcel ID	Typ	Date	Sale Price												SUB AREA DETAIL											
Subfloor:		Size Adj.: 1.16724133																												
Bsmt Gar:		Const Adj.: 0.98000199																												
Electric: 3 - Typical		Adj \$ / SQ: 348.889																												
Insulation: 2 - Typical		Other Features: 82500																												
Int vs Ext: S		Grade Factor: 1.00																												
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000																												
Heat Type: 5 - Steam		NBHD Mod:																												
# Heat Sys: 1		LUC Factor: 1.00																												
% Heated: 100	% AC:	Adj Total: 790745																												
Solar HW: NO	Central Vac: NO	Depreciation: 147079																												
% Com Wal	% Sprinkled	Depreciated Total: 643666	WtAv\$/SQ:	AvRate:	Ind.Val																									
MOBILE HOME				Juris. Factor: 1.00	Before Depr: 348.89																									
Make: Model: Serial # Year: Color:				Special Features: 0	Val/Su Net: 317.09																									
SPEC FEATURES/YARD ITEMS				Final Total: 643700	Val/Su SzAd: 317.09																									
PARCEL ID 033.A-0001-0024.0																IMAGE														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Net Sketched Area: 2,030	Total: 708,245	Size Ad	2030	Gross Area	2030	FinArea	2030	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:												Total:																